

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

26 Petal Crescent, Wallan Vic 3756

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$727,000 & \$769,000

Median sale price

Median price \$631,000 Property Type House Suburb Wallan

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Grevillea Ct WALLAN 3756	\$757,500	13/11/2023
2	26 Groundberry Av WALLAN 3756	\$740,000	20/11/2023
3	38 Richmond St WALLAN 3756	\$728,000	06/03/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/04/2024 13:48



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Property Type: House
Land Size: 443 sqm approx
 Agent Comments

Indicative Selling Price
 \$727,000 - \$769,000
Median House Price
 March quarter 2024: \$631,000

Comparable Properties



2 Grevillea Ct WALLAN 3756 (VG)

Agent Comments

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Price: \$757,500
Method: Sale
Date: 13/11/2023
Property Type: House (Res)
Land Size: 735 sqm approx



26 Groundberry Av WALLAN 3756 (REI/VG)

Agent Comments

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Price: \$740,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 469 sqm approx

38 Richmond St WALLAN 3756 (VG)

Agent Comments

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Price: \$728,000
Method: Sale
Date: 06/03/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088